



4 Beeston Lane , DN6 0FG

£170,000 Offers In Region Of
Tenure Freehold

- TWO BEDROOM SEMI DETACHED
- NEWLY BUILT PROPERTY
- READY TO MOVE IN
- IDEAL FOR FIRST TIME BUYERS

Modern Two Double Bedroom Semi-Detached | Ideal for First-Time Buyers

Situated on a sought-after modern residential estate, this stylish two double bedroom semi-detached home offers an excellent opportunity for first-time buyers.

Conveniently located just a stone’s throw from local shops, schools, and with excellent road links to Doncaster, Leeds, and York, this home combines both practicality and connectivity.

Step through the front door into a beautifully presented, fully open-plan ground floor, seamlessly blending living, dining, and kitchen areas. The spacious living area is flooded with natural light and opens via patio doors onto the rear garden. The contemporary kitchen features a range of integrated appliances and space for a breakfast table, making it perfect for relaxed morning routines. A downstairs WC with utility space is located at the front for added convenience.

Upstairs, the expansive landing provides a versatile space ideal for a study area, complemented by a feature window that allows natural light to fill the home. Two generous double bedrooms and a modern family bathroom with a shower over the bath complete the first floor.

Externally, the property offers off-street parking to the front, while the rear garden includes a patio seating area, shed, and a good-sized lawn, perfect for entertaining or family use.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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